



# an introduction to section 106 review

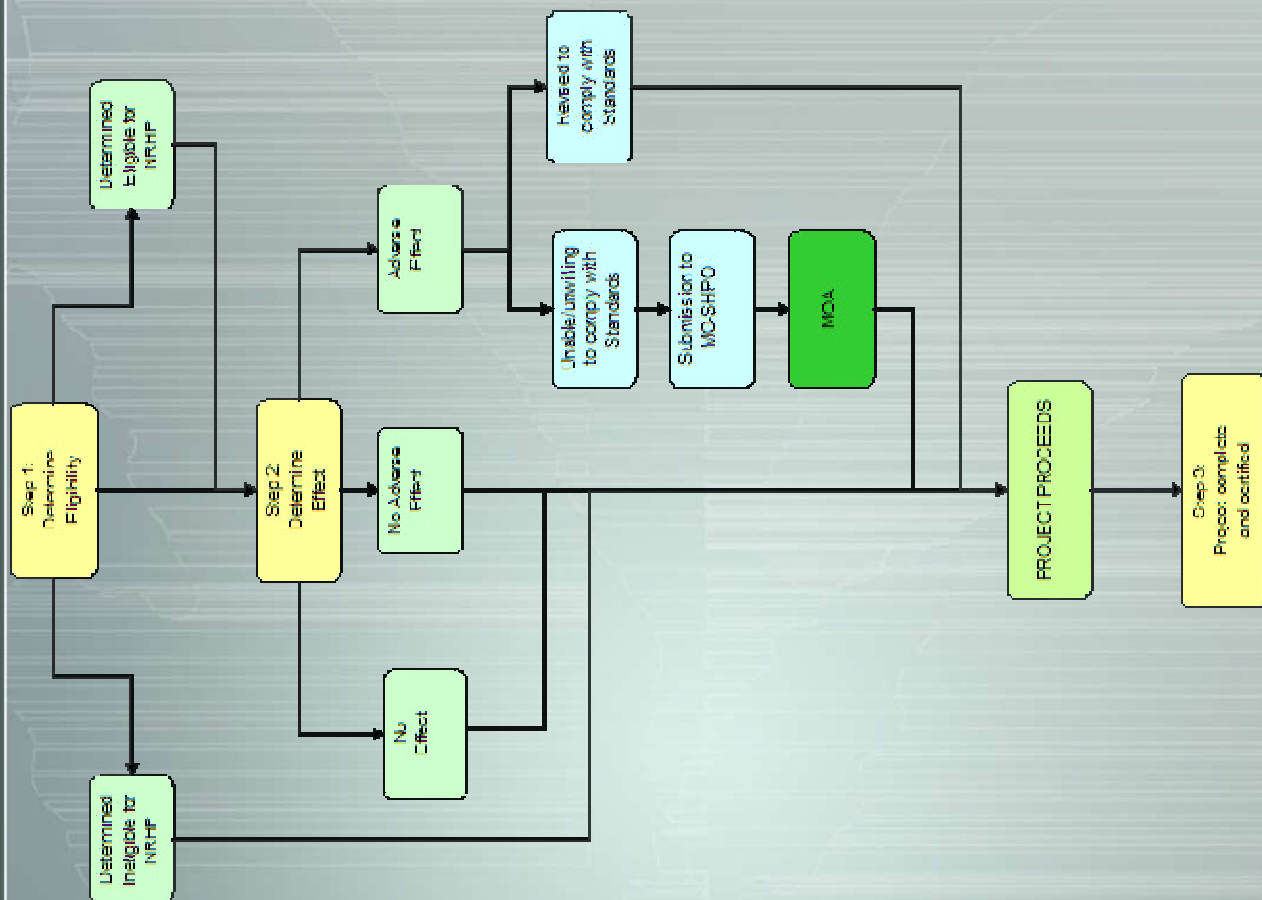
Jan Cameron, Cultural Resources Office

- Section 106 of the National Historic Preservation Act of 1966 (revised) (16 U.S.C. §470)
  - The head of any Federal Agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object **that is included in or eligible for inclusion in the National Register**. The head of any such Federal agency shall afford the Advisory Council on Historic Preservation established under Title II of this Act a reasonable opportunity to comment with regard to such undertaking.



methodology

Initiating the Section 106 Review



106 review process

The background of the slide is a light blue gradient. On the left side, there are several vertical blue lines of varying heights, some of which are grouped together. In the bottom right corner, there is a faint, stylized map of the Netherlands, showing the coastline and major cities like Amsterdam, Rotterdam, and The Hague. The text "step 1: assessing eligibility" is centered in the middle of the slide.

step 1: assessing eligibility

# eligibility



is the property:

Individually listed on the National Register?

a contributing resource to a district listed on the Register?

in a Certified Local District?

eligibility



if not, does the property

- retain its historic appearance?
- Have few or insignificant alterations to major facades?

# eligibility



if the building itself appears intact,

- Is it of sufficient importance to be listed individually on the Register, either for architecture or history?

ST LOUIS  
MODERN



later resources



historic significance



evaluating context  
the area's potential for NR listing

eligibility



If the property is not individually eligible, is it part of an intact, cohesive neighborhood?

loss of context



substantial loss of historic fabric

loss of context



non-conforming or undesirable intrusions

# context



one or two new buildings generally will not  
affect an area's eligibility

loss of context



new construction that dominates the streetscape

integrity



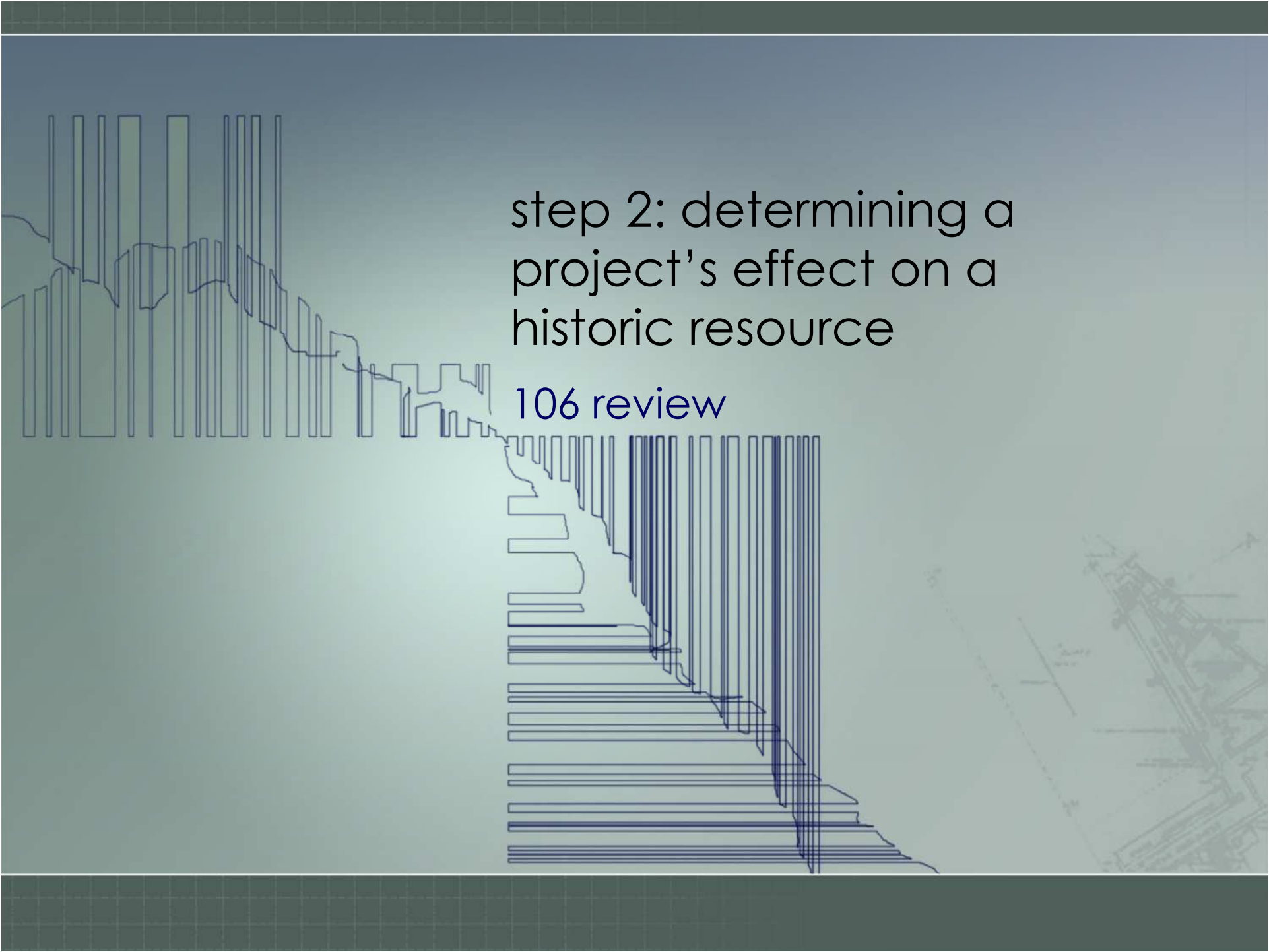
substantial alterations to a few scattered buildings may not have much affect upon an area's eligibility

integrity



but significant  
alterations to many  
buildings may have  
destroyed the area's  
historic character



The background of the slide is a faded architectural drawing. On the left side, there is a cross-section of a building with multiple vertical elements, possibly columns or walls, and a sloped roofline. On the right side, there is a plan view of a building with various rooms and structural details. The drawing is rendered in a light blue or grey tone against a dark blue gradient background.

step 2: determining a  
project's effect on a  
historic resource

106 review

## determining effect



what will the project's effect be on the historic resource and  
on the eligible area (new construction)

- Secretary of the Interior Standards for the Treatment of Historic Properties
  1. A property will be used as it was historically or be given a new use that required minimal changes to its distinctive materials, features, spaces and spatial relationships
  2. ***The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.***
  3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
  4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
  5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

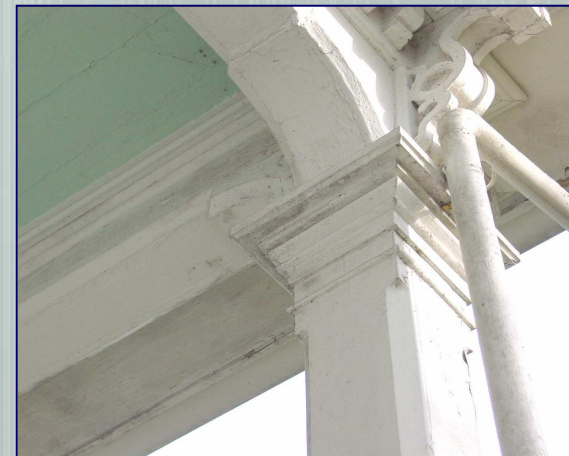
## SECRETARY'S STANDARDS

6. ***Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.***
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. **Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The background of the slide is a light blue gradient. On the left side, there are several vertical blue lines of varying heights, some of which are grouped together. In the center, there is a faint, stylized map of a coastline or a city layout, rendered in a light blue color. The text "historic resources" is centered in the middle of the slide.

historic resources

- highly significant features
  - Preserve in place
- significant features
  - Repair, replicate only if necessary
  - duplicate detail, scale, material
- non-significant or altered areas
  - Replace



# secretary's standards



retain significant elements whenever possible

# secretary's standards

use appropriate  
replacement  
materials if  
replacement is  
required



Install appropriate  
replacement  
windows





appropriate methods to remove  
paint from masonry

- Low-pressure wash
- Low acid chemical stripping

# secretary's standards



unpainted buildings may not be painted

## secretary's standards



decorative elements must be retained  
or replicated

## secretary's standards



enclosure or covering  
is appropriate only  
in areas with little  
detail, not visible  
from street

The background of the slide is a light blue-grey gradient. On the left side, there is a complex, abstract architectural drawing composed of numerous vertical lines of varying heights and widths, some of which are filled with a light green color. This drawing appears to be a cross-section or a stylized representation of a building's interior space. In the bottom right corner, there is a faint, larger-scale architectural drawing showing a more detailed plan or section of a building, with various rooms and structural elements visible. The overall aesthetic is modern and architectural.

# review of interior spaces

Under 106 Review



no historic fabric

# public spaces



Windows, sills, casings  
doors (interior & exterior)  
trim

cornice  
porch  
steps  
railings  
casings and baseboards  
exterior wall surfaces  
chimney breasts



public spaces



private spaces



Significant elements



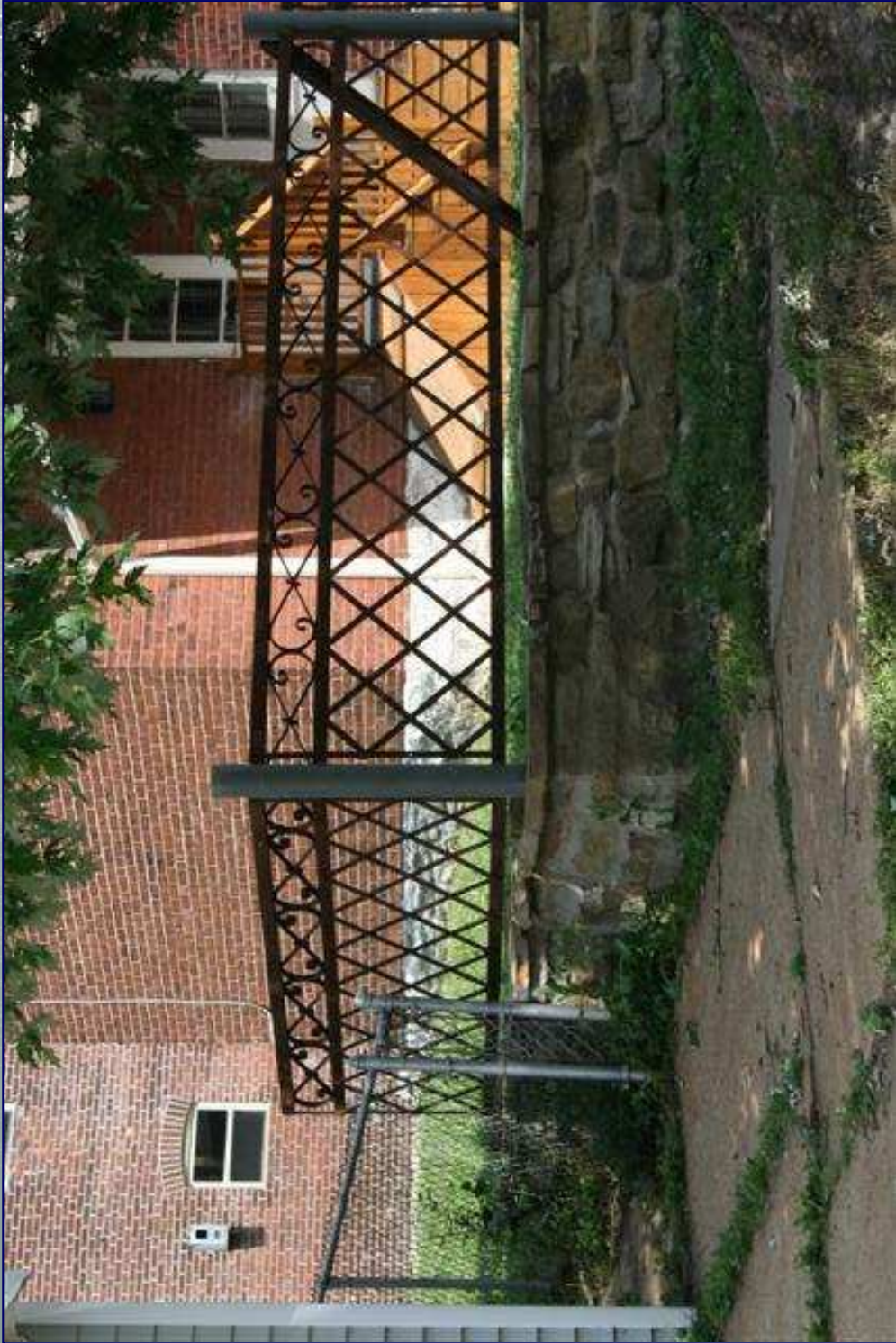
outbuildings &  
site improvements  
Under 106 Review



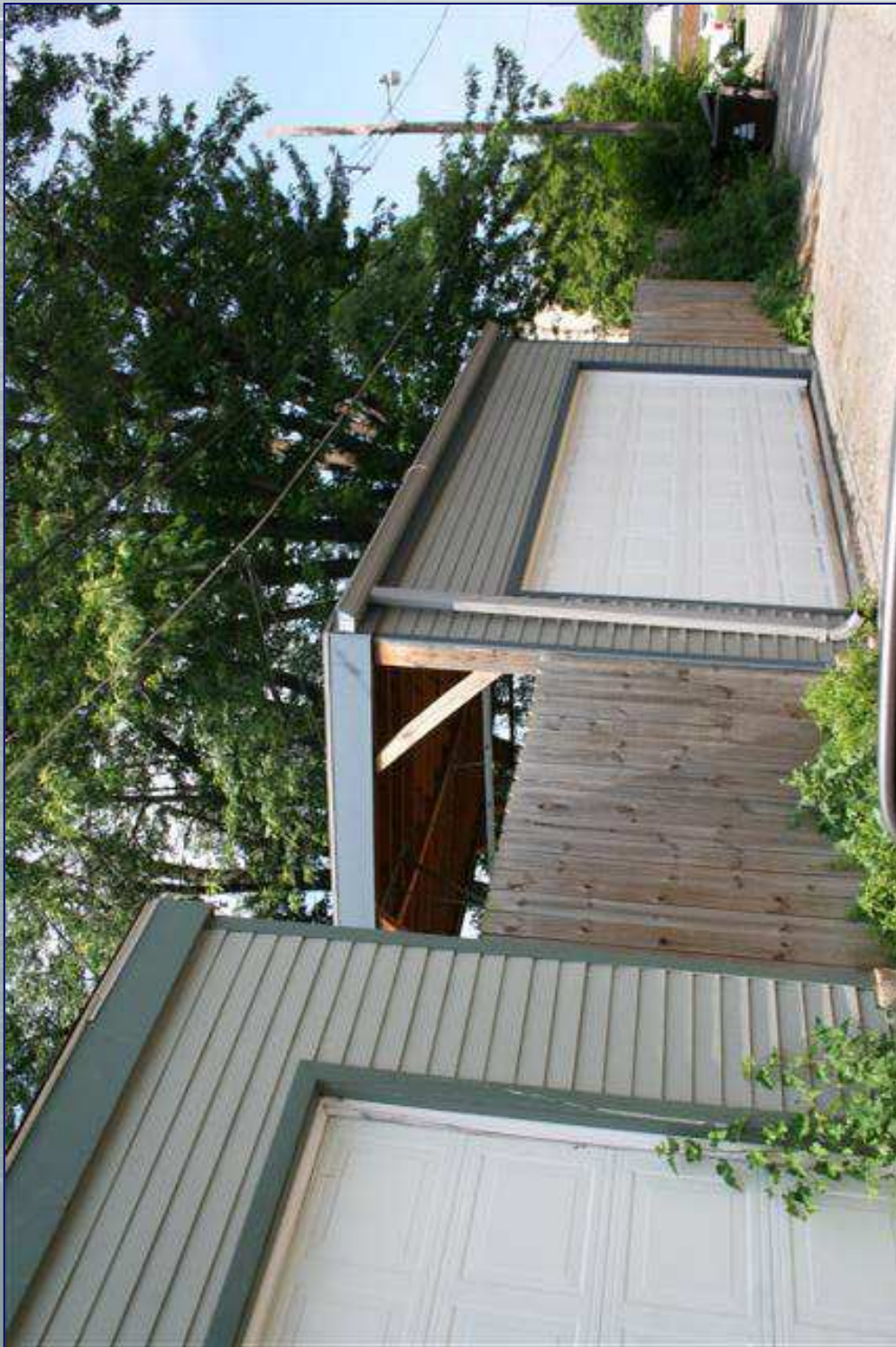
contributing outbuildings



historic elements



fencing & landscaping



carports & garages



utilities



The background of the slide features a faint, light blue architectural drawing of a city skyline. The drawing includes various building outlines and a grid pattern, suggesting a technical or planning context. The text is overlaid on this background.

# New Construction in Historic Areas

Under 106 Review





infill







appropriate infill





model example



contemporary design

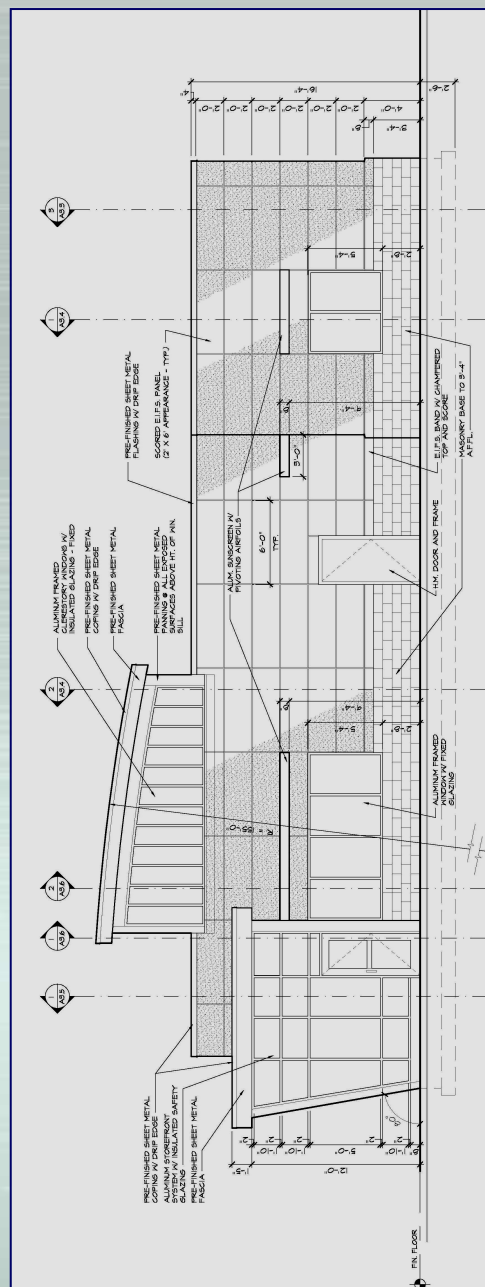


# demolition review

For 106 Review



demolitions





# Archaeology

For 106 Review



major new construction



Multiple buildings or other large-scale development



major development



Observation & survey



archaeological investigation



*Craftsman Dormers by Cultural Resources Office*

## Cultural Resources Office

- » [Preservation Board](#)
- » [Cultural Resources Office \(CRO\)](#)
- » [Standards & Reviews](#)
- » [CRO Applications & Permits](#)
- » [Complaints & Violations](#)
- » [National Register of Historic Places](#)
- » [Forms, Publications & Documents](#)
- » [St. Louis Preservation Plan](#)
- » [Historically Sustainable](#)
- » [Mid-Century Modern Survey](#)
- » [Preservation News & Alerts](#)

## Cultural Resources Office

The Cultural Resources Office (CRO) works with property owners, neighborhoods, City departments, public agencies and elected officials to preserve our City's historic and cultural heritage. Under applicable standards and ordinances, the Office reviews:

- exterior changes to City Landmarks and buildings in City Historic Districts;
- demolitions in Preservation Review Districts and National Register Historic Districts;
- projects funded by the City or that affect City-owned property
- City projects funded by the Department of Housing and Urban Development.

## CRO Satellite Office

The Office has a satellite office, [CRO Hotspot](#), in Room 421 City Hall, down the hall from the Permit Section. CRO Hotspot was established to help citizens with over-the-counter applications and permit review. The staff is also available to assist in planning rehabilitation projects and to answer questions about historic district standards.

## St. Louis Preservation Board

The Preservation Board is a nine-member panel of citizens and design professionals appointed by the Mayor and charged with ensuring that the historic and cultural character of the City's designated districts and landmarks is preserved. The Board:

- recommends historic district and landmark designations;
- advises City Administration and the Board of Aldermen on preservation issues;
- reviews major development proposals in historic districts;
- hears appeals of decisions by the Cultural Resources Office.

## Meetings

The Preservation Board meets on the 4th Monday of each month at 4:00 P.M. at our offices at 1520 Market Street, Suite 2000. Meetings are open to the public and fully accessible. A preliminary agenda is posted [here](#) about two weeks before each meeting; the final agenda is posted several days in advance.

**Cultural Resources Office  
St. Louis Planning & Urban Design Agency**

314-657-3865

[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)

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